

Please Note: This report was completed with the following assumptions: Market Approach: **Fair Market Price** , Marketing Time: **Typical** . Important additional information relating to this report, including use and restrictions, is contained in an attached addendum which is an integral part of this report.

Address	2507 Holly Laurel Manor, Conroe, TX 77304	Order ID	8559931	Property ID	33755272
Inspection Date	12/21/2022	Date of Report	12/21/2022		
Loan Number	50235	APN	3278-03-06200		
Borrower Name	Catamount Properties 2018 LLC	County	Montgomery		

Tracking IDs					
Order Tracking ID	12.20.22 BPO	Tracking ID 1	12.20.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	CALAMOUNT PROPERTIES 2018 LLC	Condition Comments PROPERTY WAS BUILT IN 2017 AND APPEARS IN GOOD CONDITION FROM DRIVE BY. NO EXTERNAL INFLUENCES. IS COMPETING WITH NEW CONSTRUCTION
R. E. Taxes	\$6,816	
Assessed Value	\$311,780	
Zoning Classification	A1	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(LOCK BOX. PROPERTY IS LISTED IN MLS)		
Ownership Type	Fee Simple	
Property Condition	Good	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	CANYON CREEK	
Association Fees	\$100 / Year (Other: LIGHTING)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments NEWER COMMUNITY CLOSE TO MAJOR THOROUGHFARE, SHOPPING AND MEDICAL. ACCREDITED SCHOOL SYSTEM. NO REO ACTIVITY OR BOARD UPS.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$285,000 High: \$364,400	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	2507 Holly Laurel Manor	2501 Jules Anna Lane	1724 Cindy Drive	1735 Cindy Drive
City, State	Conroe, TX	Conroe, TX	Conroe, TX	Conroe, TX
Zip Code	77304	77304	77304	77304
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.22 ¹	0.14 ¹	0.19 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$349,900	\$373,990	\$380,990
List Price \$	--	\$365,990,324,900	\$373,990	\$379,990
Original List Date		12/15/2022	10/13/2022	10/13/2022
DOM · Cumulative DOM	-- · --	6 · 6	68 · 69	68 · 69
Age (# of years)	5	18	1	1
Condition	Good	Good	Excellent	Excellent
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories TRADITIONAL	1 Story TRADITIONAL	1 Story TRADITIONAL	2 Stories TRADITIONAL
# Units	1	1	1	1
Living Sq. Feet	2,195	2,122	2,084	2,272
Bdrm · Bths · ½ Bths	4 · 2 · 1	3 · 2	3 · 2	4 · 2 · 1
Total Room #	7	7	7	9
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.13 acres	0.16 acres	0.14 acres	0.18 acres
Other	FENCED, PATIO	PATIO	PATIO, FENCED	PATIO,FENCED

* Listing 1 is the most comparable listing to the subject.

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

³ Subject \$/ft based upon as-is sale price.

Current Listings - Cont.

Listing Comments Why the comparable listing is superior or inferior to the subject.

- Listing 1** .SAME SUBDIVISION AS SUBJECT; COVERED FRONT PORCH; FORMAL DINING, HIGH CEILINGS RECESSED LIGHTING, NEW ARPET; OPEN ISLAND KITCHEN W/LOADS OF CABNETS, BREAKFAST BAR, SOLID SURFACE COUNTERTOPS AND GAS COOKTOP. EXTENDED COVERED BACK PATIO; NICE BACKYARD. CLOSSE PROXIMITY TO LAKE CONROE, SHOPPING AND INTERSTATE HIGHWAY.
- Listing 2** LAVISH KITCHEN WITH LOTS OF CABINETS, GRANITE, STAINLESS STEEL APPLIANCES; CENTER ISLAND OVERLOOKING FAMILY ROOM. VINYL WOOD PLANK FLOORING THROUGHOUT, CARPET IN BEDROOMS. COVERED PATIO; MAHOGANY FRONT DOOR, USB OUTLETS, MEDIA OUTLETS. CLOSE TO SCHOOLS, SHOPPING AND INTERSTATE HIGHWAY. SAME SUBDIVISION AS SUBJECT.
- Listing 3** IMPRESSIVE 2 STORY; VINYL PLANK FLOORING THROUGHOUT, CARPET IN BEDROOMS; ELEGANT DINING ROOM;LARGE KITCHEN WITH GRANITE, DESIGNER ACKSPLASH; BAR OVERLOOKING FAMILY ROOMHIGH CEILINGS GAME ROOM UPSTAIRS; WROUGHT IRON SPINDLES, STAINLLESS STEEL APPLIANCES COVERED PATIO CLOSE TO SCHOOLS, SHOPPING AND INTERSTATE I45. SAME SUBDIVISION AS SUBJECT.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	2507 Holly Laurel Manor	2525 Holly Laurel Manor	1717 Wandering Hills Road	1702 Wandering Hills Road
City, State	Conroe, TX	Conroe, TX	Conroe, TX	Conroe, TX
Zip Code	77304	77304	77304	77304
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.11 ¹	0.22 ¹	0.21 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$366,000	\$340,000	\$336,990
List Price \$	--	\$295,000	\$340,000	\$348,900
Sale Price \$	--	\$285,000	\$340,000	\$348,531
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	11/09/2022	03/25/2022	03/30/2022
DOM · Cumulative DOM	-- · --	139 · 160	1 · 13	58 · 119
Age (# of years)	5	5	1	1
Condition	Good	Good	Excellent	Excellent
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories TRADITIONAL	1 Story TRADITIONAL	2 Stories TRADITIONAL	2 Stories TRADITIONAL
# Units	1	1	1	1
Living Sq. Feet	2,195	2,007	2,250	2,272
Bdrm · Bths · ½ Bths	4 · 2 · 1	3 · 2	3 · 3	4 · 2 · 1
Total Room #	7	7	7	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.13 acres	0.17 acres	0.15 acres	0.16 acres
Other	FENCED, PATIO	PATIO,FENCE	PATIO	PATIO, FENCE
Net Adjustment	--	+\$30,700	-\$5,700	-\$11,588
Adjusted Price	--	\$315,700	\$334,300	\$336,943

* Sold 1 is the most comparable sale to the subject.

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

³ Subject \$/ft based upon as-is sale price.

Recent Sales - Cont.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

- Sold 1** SAME SUBDIVISION AS SUBJECT. THIS IMPECCABLE KITCHEN HAS BEAUTIFUL UPDATED COUTERS AND STAINLESS STEEL APPLIANCES., LIGHTING,CEILING FANS AND FIXTURES. LUSH GREEN LANDSCAPE SURROUNDS THIS BEAUTIFUL HOUSE. ADJUSTMENTS MADE FOR SQUARE FOOTAGE AND BATHROOM.
- Sold 2** NEW HOME IN SUBJECT'S SUBDIVISION. BUILT IN 2022; APPROXIMAELY 2250 SQUARE FEET. CLOSE TO SHOPPING, SCHOOLS AND INTERSTATE HIGHWAY. ADJUSTMENTS MADE FOR SQUARE FOOTAGE AND BATHROOM
- Sold 3** SAME SUBDIVISION AS SUBJECT. INMPRESSIVE 2 STORY ENTRY. LEADED GLASS FRONT DOOR, CROWN MOLDING; ELEGANT DINING ROOM; LARGE KITCHEN; GRANIT, DESIGNER KITCHEN BACK SPLASH; BAR OVERLOOKING FAMILY ROO. MASTER DOWNSTAIRS. VINYL WOOD PLANK THROUGHOOOT THE DOWNSTAIRS, CARPET IN BEDROOMS ONLY. GAME ROOM UPSTAIRS, WROUGHT IRON SPINDLES, STAINLESS STEEL APPLIANCES, COVERED PATIO. EASY ACESS TO I45, SHOPPING, SCHOOLS AND MEDICAL. ADJUSTMENTS FOR SQUARE FOOTAGE.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	WALZ01/WAIZEL PROPERTIES	PRICE CHANGE 12/17/2022 \$329,900.					
Listing Agent Name	HOLLY GRAJALES						
Listing Agent Phone	713-412-8412						
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	0						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
11/18/2022	\$349,900	12/19/2022	\$329,900	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$336,500	\$336,500
Sales Price	\$329,900	\$329,900
30 Day Price	\$303,500	--
Comments Regarding Pricing Strategy		
SUBJECT IS HAVING TO COMPETE WITH NEW CONSTRUCTION. I PUT A SQUARE FOOTAGE PRICE OF \$329900 FOR SUBJECT. IT IS NOW LISTED AT \$329900. SOLD #1 IS BEST COMP; SOMEWHAT SMALLER . WHILE THE SUBJECT SEEMS TO BE PRICED RIGHT; A REDUCTION WOULD PROBABLY NEED TO BE MADE TO COMPETE WITH SOLD #1.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

Subject Photos



Front



Address Verification



Side



Side



Street



Street

Subject Photos



Other



Other

Listing Photos

L1 2501 JULES ANNA LANE
Conroe, TX 77304



Front

L2 1724 CINDY DRIVE
Conroe, TX 77304



Front

L3 1735 CINDY DRIVE
Conroe, TX 77304



Front

Sales Photos

S1 2525 HOLLY LAUREL MANOR
Conroe, TX 77304



Front

S2 1717 WANDERING HILLS ROAD
Conroe, TX 77304



Front

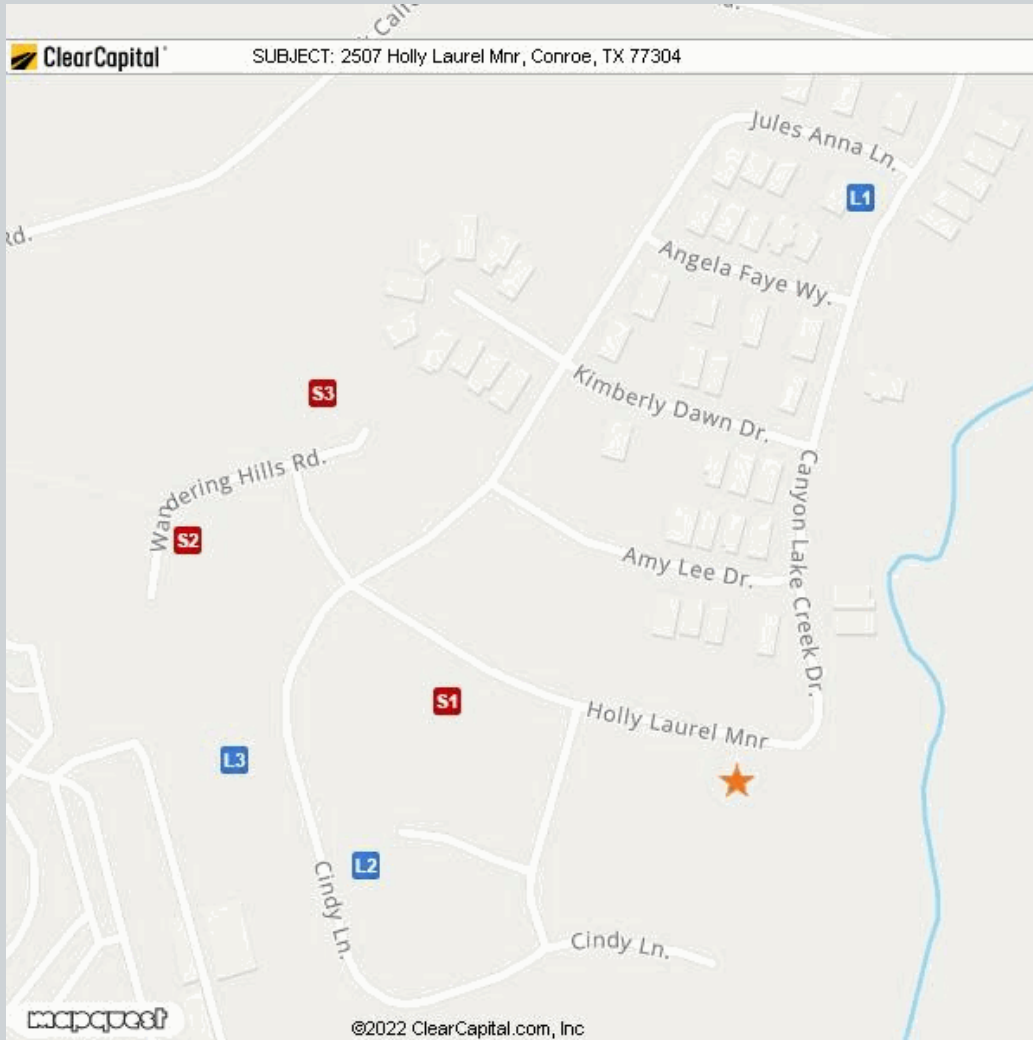
S3 1702 WANDERING HILLS ROAD
Conroe, TX 77304



Front

ClearMaps Addendum

Address ★ 2507 Holly Laurel Manor, Conroe, TX 77304
Loan Number 50235 **Suggested List** \$336,500 **Suggested Repaired** \$336,500 **Sale** \$329,900



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2507 Holly Laurel Manor, Conroe, TX 77304	--	Parcel Match
L1 Listing 1	2501 Jules Anna Lane, Conroe, TX 77304	0.22 Miles ¹	Parcel Match
L2 Listing 2	1724 Cindy Drive, Conroe, TX 77304	0.14 Miles ¹	Parcel Match
L3 Listing 3	1735 Cindy Drive, Conroe, TX 77304	0.19 Miles ¹	Parcel Match
S1 Sold 1	2525 Holly Laurel Manor, Conroe, TX 77304	0.11 Miles ¹	Parcel Match
S2 Sold 2	1717 Wandering Hills Road, Conroe, TX 77304	0.22 Miles ¹	Parcel Match
S3 Sold 3	1702 Wandering Hills Road, Conroe, TX 77304	0.21 Miles ¹	Parcel Match

¹ The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.
² The Comparable "Distance from Subject" value has been provided by the Real Estate Professional.

Addendum: Report Purpose

Market Approach and Market Time

The Market Approach of this report, as established by the customer, is: **Fair Market Price**. (See definition below.)

The Marketing Time as specified by the customer is **Typical**. (See definition below.)

Definitions:

Fair Market Price	A price at which the property would sell between a willing buyer and a willing seller neither being compelled by undue pressure and both having reasonable knowledge of relevant facts.
Distressed Price	A price at which the property would sell between a willing buyer and a seller acting under duress.
Marketing Time	The amount of time the property is exposed to a pool of prospective buyers before going into contract. The customer either specifies the number of days, requests a marketing time that is typical to the subject's market area and/or requests an abbreviated marketing time.
Typical for Local Market	The estimated time required to adequately expose the subject property to the market resulting in a contract of sale.

Addendum: Report Purpose - cont.

Report Instructions

This section shows the instructions that were approved by the customer and provided to the broker prior to completing the report.

Instructions last updated: 7/17/2017

Purpose:

Please determine a fair market price for this property at which it would sell in a typical marketing time for the area.

Customer Specific Requests:

If the property is commercial or mixed use, please stop and contact Clear Capital as soon as possible

Form Help:

There are blue question marks (?) throughout this form. These are designed to offer guidance for that particular section of the form. Please click on them for help.

Comparable Requirements:

1. Please use fair market comps from the same neighborhood, block or subdivision whenever possible.
2. Please only use REO comparables if the market is driven by REOs and they are comparable in characteristics and condition.
3. Please use comps that have closed in the past 3 months to show the current market conditions or comment in the report if this is not possible. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

Standard Instructions:

1. Clear Capital Code Of Conduct - Please make sure that you are always abiding by the Clear Capital Code of Conduct when completing valuation reports.
2. If the subject is currently listed, please consider all available information pertaining to the subject's condition. This information should be utilized when developing the assumption of the subject's condition.
3. Use the subject characteristics provided in the report Grid (if preloaded) to evaluate the property. This information is from a full interior appraisal and is assumed to be most accurate. If your inspection reveals obvious inaccuracies, please explain in the narrative of the report.
4. Include sufficient detail to help our mutual customer gain a complete understanding of the subject's neighborhood such as neighborhood desirability, amenities, parks, schools, commercial or industrial influences, REO activity, traffic, board-up-homes, etc.
5. Do not approach occupants or owners.
6. If the subject is a Commercial property, contact Clear Capital immediately at 530-582-5011 for direction on how to proceed with the report.
7. Please do not accept if you or your office has completed a report on this property in the last month, are currently listing this property, or have any vested interest in the subject property.
8. Clear Capital does not allow any log ins from IP addresses from foreign countries. This includes, but is not limited to; data entry services, form completion services, etc. Also, it is against Clear Capital code of conduct to share your password with anyone who is not a W2 employee in your office.
9. Clear Capital and our mutual customers greatly appreciate your expertise. If you cannot personally inspect the property, select comparables, and determine a price for the subject, please do not accept this report. Per the standards and guidelines adopted by Clear Capital and other industry leaders, the use of assistants to complete any of the aforementioned tasks is not permitted.

Report Instructions - cont.

Due to the importance of an independent opinion of price, please do not discuss your price with anyone or be influenced by list price, pending offers, accept comp packets, repair estimates or the listing agent's opinion.

1. One current, original photo of the front of the subject 2. One address verification photo 3. One street scene photo looking down the street 4. MLS listing and sold comp photos required, please comment if no MLS.

Broker Information

Broker Name	Bonnie Hurn	Company/Brokerage	Texas Patriot Realty, LLC
License No	200710	Address	164 April Cove MONTGOMERY TX 77356
License Expiration	12/31/2023	License State	TX
Phone	9362031684	Email	HURNB@CONSOLIDATED.NET
Broker Distance to Subject	7.58 miles	Date Signed	12/21/2022

By confirming the above contact and real estate license information and submitting the report, the above signed hereby certifies and agrees that: 1) I personally took the pictures, selected comparables, and determined the price conclusion. 2) To the best of my knowledge, the statements of fact contained in this report are true and correct. 3) The reported analyses, opinions, and conclusions are my personal, impartial, and unbiased professional analyses, opinions, and conclusions. 4) I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved. 5) I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment. 6) My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined price point. 7) I did not base, either partially or completely, my analysis and/or opinion and conclusions in this report on race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law. 8) I maintain errors and omissions insurance, to the extent required by state law, for all liability associated with the preparation of this Report.

Disclaimer

THIS REPORT SHOULD NOT BE CONSIDERED AN APPRAISAL. In making any decision that relies upon my work, you should know that I have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.

Unless otherwise specifically agreed to in writing:

The intended purpose of this report is to assist the Clear Capital account holder in making decisions within the scope of applicable statutory and regulatory requirements and performing required due diligence. This document is provided solely for the use of the Clear Capital account holder and not any other party, is not intended as any guarantee of value and/or condition of the subject property and should not be relied on as such. In the event that this document is found to be defective, incorrect, negligently prepared or unfit for its authorized use, Clear Capital's sole liability shall be to promptly refund the total fee expended by the account holder for this report or to replace it at no charge to the account holder, but in no event shall Clear Capital be responsible to the account holder for any indirect or consequential damages whatsoever. This warranty is in lieu of all other warranties, express or implied, except where otherwise required by law. The account holder shall notify Clear Capital within thirty (30) days of this report's delivery to the account holder if it believes that this document is defective, incorrect, negligently prepared or unfit for its authorized use. Under no circumstances may Clear Capital forms or their contents be published, copied, replicated, or mimicked.